



Quantock Road

Watchet TA23 0DY

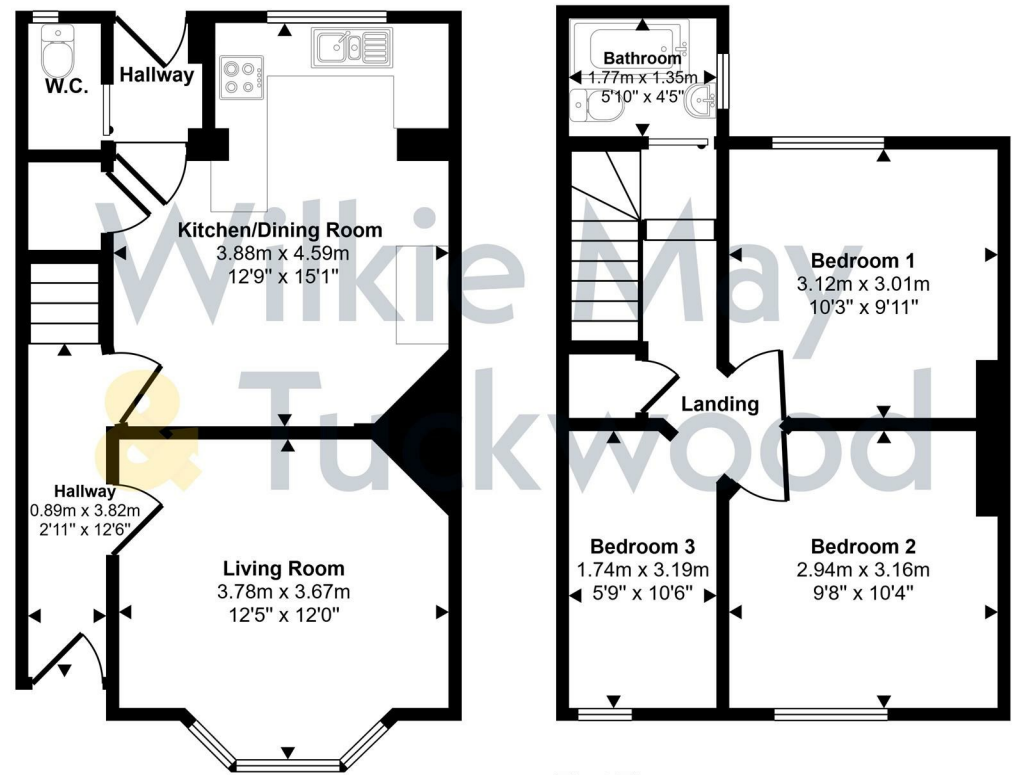
Price £215,000 Freehold

			D
3	2	1	EPC

**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
73 sq m / 782 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft

First Floor
Approx 34 sq m / 366 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A well presented three bedroom family home, situated in a convenient position close to the local first school and shops, with a generous garden and No Onward Chain.

- No Onward Chain
- Well Presented Accommodation
- Generous Garden
- Off Street Parking & Garage
- Close Local First School and Shops
- Potential To Convert Loft Space Subject To Planning



The accommodation in brief comprises; uPVC double glazed door with obscure glazed panel into Entrance Hall. Living Room; with bay window and aspect to front (original parquet flooring under the carpet). Kitchen/Dining Room; aspect to rear, under stairs pantry cupboard, fitted kitchen comprising a range of white cupboards and drawers under a granite effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, Glow Worm combi boiler for central heating and hot water, fitted electric oven, four ring gas hob over, space and plumbing for a washing machine, space for a tall fridge/freezer, door into the Downstairs WC; with low level WC. Stairs to first floor half landing; sliding door into the Bathroom; with white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin. Main landing with lined cupboard, hatch to roof space. Bedroom 1; aspect to rear. Bedroom 2; aspect to front. Bedroom 3; aspect to front.

OUTSIDE: To the front of the property there is a small garden laid to gravel for ease of maintenance. To the rear of the house the garden is laid to lawn and there is a metal Garage with scope to create further off road parking if desired.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is one off street parking space to the rear of the property, and a metal Garage.

Broadband: For an indication of specific speeds and supply or coverage in the area,

we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: A

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 2nd September 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



Tel: 01984 634793
Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

